

# Gertrude Street, Chelsea SW10

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# Gertrude Street, Chelsea **SW10**

This characterful one bedroom apartment boasts exceptional ceiling heights, a feature fireplace and delicate cornicing. The apartment comprises a bright reception room, which is spacious enough to host living and dining and benefits from having two large windows that fill the room with light. There is also a kitchen, a double bedroom with fitted wardrobes and an en suite bathroom. The bedroom has pretty green views of the south-facing shared garden, to which the apartment has access. With an RBKC permit, you have convenient use of the parking spaces immediately to the front of the building (subject to availability). Please note that the current owner is in the process of extending the lease to 999 years.



**Guide price:** £700,000

**Tenure:** Share of freehold plus leasehold, approximately 85 years remaining.

**Service charge:** £3,384 per annum, reviewed every 1 year, next review due 2025

**Ground rent:** Peppercorn

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** E



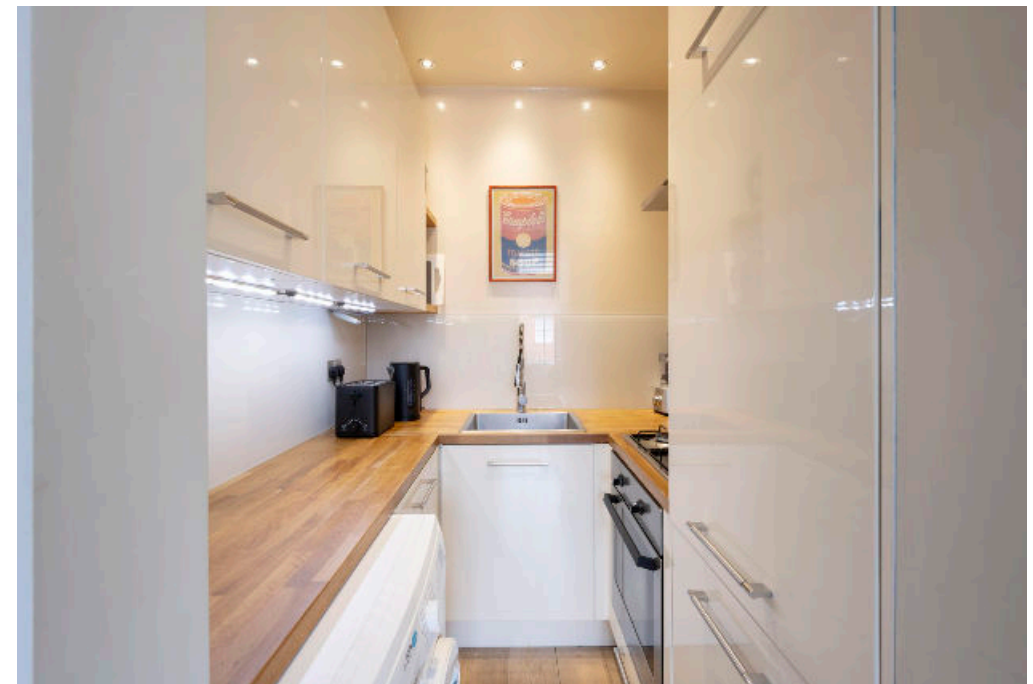
## Location

Gertrude Street is a sought-after road situated within the Ten Acre Residential Estate, a peaceful and highly regarded address in Chelsea. It is within easy walking distance of the vibrant Kings Road and Fulham Road, both of which provide a wide selection of independent shops, supermarkets, cafes and restaurants.

Fulham Broadway Underground Station (District line) and Imperial Wharf (London Overground and Southern Railway) are both 0.8 miles away. South Kensington and Gloucester Road Underground Stations (Circle, District and Piccadilly lines) are both 1 mile away. Sloane Square Underground Station (Circle and District lines) is 1.3 miles away.

Kings Road and Fulham Road are served by a regular bus service.

\*All distances are approximate.





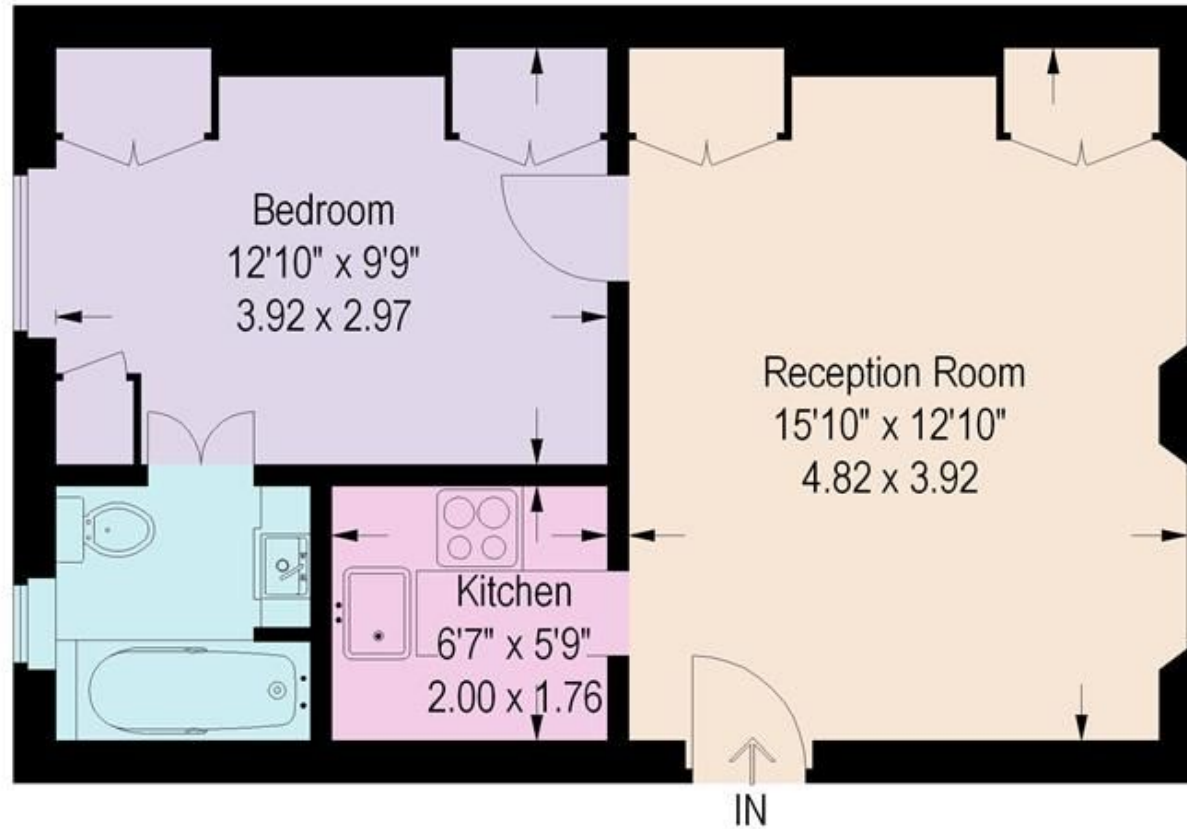


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**Approximate Gross Internal Floor Area**  
**39 sq m / 420 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Knight Frank**  
Chelsea  
352A Kings Road  
London  
SW3 5UU  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more  
**Claire Mengham**  
020 3978 2462  
[claire.mengham@knightfrank.com](mailto:claire.mengham@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2024. Photographs and videos dated April 2024.

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